

**22 Grammar Street, Upper Coomera, Qld 4209**

**Sold House**

Tuesday, 2 April 2024



22 Grammar Street, Upper Coomera, Qld 4209

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 503 m2**

**Type: House**



Robbie Dunn

0755857888

**\$780,000**

Discover the hidden gem awaiting your personal touch in the heart of Upper Coomera. This delightful property offers a western aspect, welcoming abundant natural sunlight and a floor plan designed to maximize ventilation, ensuring a comfortable living environment year-round. While this home requires some work, it presents an exciting opportunity to customize and create your dream space. Conveniently located within a short stroll to Upper Coomera College, St Stephens, cafes, and the Coles Shopping Centre, it promises a lifestyle of ease and convenience. Public transport connections to Brisbane or the Gold Coast are just a stone's throw away, adding to the property's appeal. Features Include: • Master bedroom with ensuite • Additional bedrooms all with built-in robes • Open plan living area • Large kitchen with ample bench and preparation space • Split system air conditioning and ceiling fans throughout • Paved alfresco area, perfect for entertaining • Low maintenance gardens with a fully fenced yard • Double garage for secure parking • Internal garage ceiling needs replacing. Quote attached with supporting documents • Block size of 503m<sup>2</sup> • Rental appraisal \$700-\$750 a week Enjoy the Benefits of Living in the Meadows Estate: • No body corporate fees • Walking distance to Coles, Library, Community Centre, cafes, and fast food restaurants • Proximity to healthcare services including doctors, physiotherapists, pharmacists, and vets • Quick access to the M1 Motorway for seamless commuting • Convenient bus route running through the heart of the estate • On-site amenities such as a swimming school and kindergarten • Easy access to Coolangatta, Brisbane, and the stunning beaches of the Gold Coast Opportunities like this are rare, and homes in Upper Coomera are in high demand. With some renovation work, this property has the potential to become your ideal family home. The owners are reluctantly letting go of this property, offering a quick buyer the chance to capitalize on this fantastic opportunity. Important: Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Coomera will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.